

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That

*Surety Mortgage Company*

a corporation chartered under the laws of the State of *South Carolina* and having its principal place of business at *Greenville* in the State of *South Carolina* for and in consideration of the sum of *One Thousand, Seven Hundred, Fifty and no/100* DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto *Ralph Rossitt*

"All that certain parcel or lot situate, lying and being in Greenville Township, Greenville County, State aforesaid, in the subdivision known as North Gate and being known and designated as lot #21, Block "E" of said subdivision as shown by plat of Utopian Developing Company made by C. M. Furnan, Jr., C. E., June, 1933, recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 135 and 136. Said lot being more particularly described as follows:

Beginning at an iron pin on the west side of East Avondale Drive at corner of lots #20 and running thence along said side of said Drive S. 10-25 W. 100.7 ft. to iron pin at corner of lot #22; thence along line of said lot #22 N. 74-40 W. 241.4 feet to iron pin at rear joint corner of lots 3, 6, and 23; thence along the rear line of lot #6, N. 15-20 E. 100 feet to iron pin at rear joint corner of lots 6, 7 and 20; thence along line of lot #20 S. 74-40 E. 233.8 feet to the point of beginning. This being the same property conveyed to the Surety Mortgage Company by S. S. Newell by deed recorded in the R. M. C. Office for Greenville County in deed book 184, at page 129.

The property herein conveyed is subject to the restrictions contained in the said deed of the Utopian Developing Company to S. S. Newell, to-wit:-

1. The property or any part thereof never to be sold, rented or otherwise disposed of to any person having any percentage of negro blood.
2. The property not to be used for business purposes, or for any use of purpose which shall constitute a nuisance.
3. The property shall never be recut or subdivided so as to face in any direction other than that shown on plat of same.
4. No buildings shall be erected within 40 feet of the present line of the street upon which it faces.
5. No buildings (other than out buildings appurtenant to a dwelling) shall be erected upon the property costing less than twice the cost of the lot.

Said lot is subject to an easement of two feet parallel with the rear line for the purpose of laying sewerage lines, erecting or laying telephone or electric poles or cables, for use of said lot and other lots in said subdivision with the right of entry for the purpose of erecting, re-newing or repairing said utilities.

NOV 1933